



CITY OF SOMERVILLE, MASSACHUSETTS
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PLANNING BOARD AGENDA

A **public hearing** for all interested parties will be held by the Planning Board on **Thursday, April 6, 2017** at 6:00 p.m. in the **Aldermanic Chambers** on the Second Floor of Somerville City Hall, 93 Highland Avenue, Somerville, MA.

Previously Continued Cases to be Heard

118-120 Broadway: (Case #PB 2016-16)	
Applicant:	GoodFood Restaurant Group, LLC
Property Owner:	GoodFood Restaurant Group, LLC
Agent:	Sean T. O'Donovan, Esq.
Legal Notice:	Applicant/Owner, GoodFood Restaurant Group LLC, seeks a Special Permit with Site Plan Review under SZO §5.2 to approve replacement of a one-story building with a new construction 5-story/3-story mixed-use building (retail ground floor and 24 residential units, 4 of which are inclusionary units) and §9.13 for an integral parking structure with 20 vehicle spaces (1 handicap, 3 parallel, and 16 compact). CCD Zone. Ward 1.
Date(s) of Hearing(s):	3/16, 4/6
Staff Recommendation:	Recommends conditional approval.
PB Action:	Voted on March 16, 2017 to continue the application to April 6, 2017.
Current Status:	Will be continued to April 20, 2017.

New Cases to be Opened and Heard

Revision to Preliminary Master Plan Approval for Planned Unit Development - Assembly Square: (Case # PB 2006-59-R4-022017)	
Applicant:	SRI Assembly Row B8, LLC
Property Owner:	Federal Realty Investment Trust, FR Assembly Square, LLC & Street Retail
Agent:	
Legal Notice:	The Applicant, SRI Assembly Row B8, LLC, and its Agent, Robert A. Fishman, Esq., seek approval of a Major Amendment of a Preliminary Master Plan (S.Z.O. §16.11.3.1) for a Planned Unit Development (PUD-PMP) approved by the Planning Board on December 14, 2006 and as revised on August 5, 2010 and June 19, 2014 to change the design guideline for Block 8. The Owners of the parcels within the boundaries of the proposed PUD include Federal Realty Investment Trust, FR Assembly Square, LLC, Street Retail Inc., SRI Assembly Row B7, LLC SRI Assembly Row B8, LLC, SRI Assembly Row B9, LLC, (Parcels: 86-A-1, 67-A-2, 67-A-6, 67-A-7, 85-A-5, 85-A-8, 85-A-9, 85-A-10, 85-A-11, 85-A-12, 85-A-13, 85-A-14, 85-A-15, 85-A-16, 85-A-17, 85-A-18, 99-A-8, 99-A-13, 99-A-14, 99-A-15, 99-A-16, 99-A-17, 99-A-18). Conveyed to MBTA: 85-A-19, 99-A-10a, 99-A-19. Department of Conservation and Recreation: Parcel 67-A-6, 67-A-7, 85-A-17, & 85-A-18. Assembly Square Mixed Use District (ASMD); Planned Unit Development Overlay District - A (PUD-A). Ward 1.
Date(s) of Hearing(s):	4/6
Staff Recommendation:	Recommends approval.
PB Action:	---
Current Status:	Will be heard on April 6, 2017.

Assembly Row Block 5B – Grand Union Boulevard: (Case #PB 2017-05)	
Applicant:	Street Retail, Inc.
Property Owner:	Street Retail, Inc.
Agent:	
Legal Notice:	Applicant and Owner, Street Retail Inc., seek a Special Permit with Site Plan Review–A, final level approval of “Block 5B” (identified as MBL 85-A-12) of the Planned Unit Development Preliminary Master Plan (PUD-PMP) approved by the Planning Board on December 14, 2006 and as revised on August 5, 2010 and June 19, 2014. Applicant and owner seek approval under SZO Article §16.8.3 and §5.2 to build an approx. 237,600 sf office space, 489 structured parking spaces for shared use with Block 5A. The uses include those approved in the PUD-PMP. The Applicant and Owner also seeks waivers (S.Z.O. §6.4.12 & 16.5.5) for unarticulated façade length at the garage enclosure under §6.4.7 and fewer loading spaces than required under §9.16.3 and §9.7. Assembly Square Mixed Use District (ASMD); Planned Unit Development Overlay District - A (PUD-A) / Ward 1.
Date(s) of Hearing(s):	4/6
Staff Recommendation:	No recommendation at this time.
PB Action:	---
Current Status:	Will be heard on April 6, 2017.

Assembly Row Block 8 – 300-398 Assembly Row: (Case #PB 2017-06)	
Applicant:	SRI Assembly Row B8, LLC
Property Owner:	SRI Assembly Row B8, LLC
Agent:	
Legal Notice:	Applicant and Owner, SRI Assembly Row B8, LLC, seek a Special Permit with Site Plan Review–A, final level approval of “Block 8” (identified as MBL 99-A-14) of the Planned Unit Development Preliminary Master Plan (PUD-PMP) approved by the Planning Board on December 14, 2006 and as revised on August 5, 2010 and June 19, 2014. Applicant and Owner seek approval under SZO Article §16.8.3 and §5.2 to construct a mixed-use building with approx. 26,500 sf retail space, 500 residential units, and approx. 500 parking spaces. The uses include those approved in the PUD-PMP. The residential development is subject to inclusionary housing requirements. The Applicant and Owner also seek waivers (S.Z.O. §6.4.12, & 16.11) for the signage height limit of 35’ along Great River Road under §6.4.14, the submission of a landscape and screening plan under §5.3.2.10, the Planning Board’s right of first refusal or option to purchase the inclusionary units under §13.3.5, and from the inclusionary housing requirements under §13.3.4 as permitted by §16.10.2 of the SZO. Assembly Square Mixed Use District (ASMD); Planned Unit Development Overlay District - A (PUD-A) / Ward 1.
Date(s) of Hearing(s):	4/6
Staff Recommendation:	No recommendation at this time.
PB Action:	---
Current Status:	Will be heard on April 6, 2017.

Other Business

An updated amendment to the Zoning Ordinance to create new CCD-55 and CCD-45 Commercial subdistricts, a new Coordinated Development Special Permit, a new Union Square Overlay District, and related changes to Article 5 and the Zoning Map.

An updated Article 16B in the city's Zoning Ordinances, with attendant Zoning Map changes, to establish a minimum mixed use ratio in designated areas.

An amendment to the Zoning Ordinance to adjust the definition of Net Floor Area, clarify affordable housing required in RA and RB districts, and confirm the process to approve subdivisions, lot splits, lot mergers and lot line adjustments.

An amendment to the Zoning Ordinance map to rezone properties on Emerson Street and a portion of Everett Street to Residence B.

Plans and reports are available at the City of Somerville website at the following link:
www.somervillema.gov/planningandzoning/reports

